



Town of Cedar Point  
Board of Commissioners Annual Retreat  
March 3, 2023

The Town of Cedar Point Board of Commissioners held their annual retreat on Friday, March 3, 2023 at 9:00 AM at The Islander Hotel in Emerald Isle.

PRESENT: Mayor Hatsell, Commissioners Riley, Bray, Castellano, Nash and Winberry, Town Manager Rief and Town Clerk Calhoun

Chief Kevin Hunter, West Carteret Fire Department, presented a report concerning proposed tax increases and the County's updated ILA contract. The .01 tax increase will be on each side, fire, and EMS. This increase will cover salary increases, and the ability to hire one individual as needed. This increase will also maintain the salary of the Fire Marshall.

Mr. Rief presented the financial report, noting the movement of money from the checking account to the NCCMT accounts for better interest income. The Profit and Loss statement was distributed, with Mr. Rief noting that we have used 69.01% of our projected budget. Money has not yet been moved from the savings account for the gym purchase. Revenues are expected to increase by \$30,000 for this fiscal year. The Town is still awaiting the debris truck's arrival, which is expected in April or May of this year.

The discussion then turned to streets and roads, beginning with street names for Bridge View and Bridge Point. The Board agreed with the names the developer proposed; Bridge Point Circle, Coastline Circle, and Ennett Lane. Regarding the Town's ownership of Masonic Avenue, it appears that the Town owns the entirety of the street, however, there are restrictive covenants for the Right of Way; the owners of the right of way would have to sign an amendment to the covenants. It was also agreed that the street should be renamed Boathouse Park Way. It was agreed to leave Fir Street as it is currently, with a portion being paved and a portion being gravel. Paving can be completed if one or more curb cuts on Cedar Point Boulevard are eliminated. The portion of Sherwood Avenue located in Marsh Harbour is dedicated on the deed by the developers for public use. The Town would have to take action by declining ownership or deciding to take ownership of that portion of Sherwood Avenue.

37 If the Town did take ownership of that portion of Sherwood, Mr. Rief suggested the following  
38 changes: remove the 3 stop signs and speed humps, add crosswalks at the intersection of Marsh  
39 Island Drive and Sherwood that flash as a pedestrian is crossing, the low spot near the pool must  
40 be repaired as it retains water after rains, and a sidewalk to connect one end of Sherwood to the  
41 other. The Board agreed that it would benefit the Town in taking over this portion of Sherwood,  
42 however, concern was expressed over angering the Marsh Harbour residents and their desire for  
43 gates. Mr. Rief indicated that he would begin the process of gathering material for the Board.  
44 This process requires a Public Hearing. Crystal Shores has also approached the Town to take  
45 over their streets, however, their HOA membership cannot agree. If the Town did take over  
46 those streets it would net an additional \$11,000 in Powell Bill Funds. Several streets are slated  
47 for repaving work, including Sherwood Avenue south and Bluff Road in this year's budget. Ash  
48 Street, Jones Street, and Palmetto Drive will be done in the FY 23-24 budget cycle. Discussion  
49 included potential DOT funding for connectivity via sidewalks. This connectivity would enable  
50 the 4 towns to coordinate for bike/ped pathways. If the 4 towns worked together, the cost share  
51 would be 10%. A cut-through to Western Park from Marsh Harbour was discussed, or perhaps  
52 creating a more formal access area.

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54 The following items are proposed projects for the FY 23-24 budget cycle: Ventrac replacement,  
55 upgrades to gym building, vehicle replacement to include an F150 or F250/350 with dump  
56 trailer, repair of the bucket van, bathrooms at the park, standby generator, mini parks at Flippers  
57 Cove and Bridge Point, pursuit of an EEG Grant for a stormwater ditch along Cedar Point Tire.

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59 Clean up efforts have begun in Cedar Point beginning with dilapidated or out-of-use signage.  
60 The Land Use Plan is in its final stages, and a final draft is expected soon. The work is  
61 continuing at the gym building, including protective fencing around the septic area and security  
62 cameras both at the gym and Town Hall. Mr. Rief shared a conceptual drawing of potential  
63 basketball courts and pickleball courts inside the gym building.

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65 Commissioner Nash discussed the need to increase Board pay. There was also discussion of  
66 bringing back scholarships for a boy and girl who reside in Cedar Point.

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68 Upcoming development was discussed. Mr. Rief spoke of corporate offices for Crosley  
69 appliances located on Old Highway 58, a proposed car wash on lot 4 of the Walmart tract (a text  
70 amendment would be required to accommodate this use), improvements to Bogue Sound RV  
71 Park, a proposed hotel on Hazel Willis, and the old Cedar Point Tire building is going to be  
72 offices. A total of 15 properties have been annexed into the Town, and 6 new single-family  
73 dwellings were permitted.

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75 There being no further to discuss, the retreat was adjourned at 3:37 PM.

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Scott Hatsell, Mayor

  
Jayne Calhoun, Town Clerk